



BURR RIDGE ZONING ORDINANCE
SECTION X.F
GI GENERAL INDUSTRIAL DISTRICT

F. GI GENERAL INDUSTRIAL DISTRICT

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

1. Permitted Uses:

- a. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products, and goods.
- b. Data processing service centers.
- c. Film production and recording studios.
- d. Greenhouses, including retail and wholesale sales.
- e. Indoor Private Athletic Training and Practice Facilities, not occupying more than 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public. (Added by PC-10-2003)
- f. Newspaper printing offices.
- g. Offices; business, professional, governmental or institutional.
- h. Pilot plants for experimentation and development of new and existing processes and products.
- i. Printing and publishing establishments.
- j. Radio and television production studios.
- k. Research laboratories for conducting experiments in scientific fields.
- l. Schools, commercial or trade.
- m. Training center, engineering or sales.



- n. Warehouses.
- o. Wholesale establishments.
- p. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

2. Special Uses:

- a. Automobile and truck and equipment sales, rental and service. (Amended by Ordinance A-834-9-01)
- b. Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s) -- including milling, planning, jointing or manufacturing of millwork.
- c. Contractor's office and shops.
- d. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.
- e. Health and Wellness Clinics. (Added by Ordinance A-834-27-04)
- f. Indoor Private Athletic Training and Practice Facilities, exceeding 5,000square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public. (Added by Ordinance No. A-834-04-05)
- g. Kennel
- h. Martial arts training schools. (Added by Ordinance A-834-01-04)
- i. Medical or dental clinics but not including facilities devoted primarily to emergency medical services. (Added by Ordinance A-834-28-11)
- j. Outside storage; provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas.
- k. Parking lots and storage garages.



- l. Planned unit developments; provided that no use shall be permitted in such planned unit developments that is not a permitted or special use in this or any other Manufacturing District set forth in this Ordinance.
- m. Public utility, governmental service and similar uses as follows:
 - (1) Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.
 - (2) Electric distribution centers and substations.
 - (3) Compressor stations, well head stations, well separator, and other similar above-the-ground facilities customarily used for the distribution of natural gas as a part of the operations of a natural gas company or non-exempt operations of a public utility company.
 - (4) Gas regulator stations.
 - (5) Public utility and governmental service establishments, other -- including offices, storing, testing, repairing and servicing.
 - (6) Railroad rights-of-way and passenger stations.
 - (7) Telephone exchanges and service buildings.
 - (8) Water-filtration plants, pumping stations, reservoirs, wells, and sewage-treatment plants and lift stations -- public or community.
- n. Retail uses accessory to either a permitted use or a special use in this district.
- n. Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.
- o. Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:
 - (1) No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or



public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:

- (a) adult arcade;
 - (b) adult bookstore, adult novelty store or adult video store;
 - (c) adult cabaret;
 - (d) adult motel;
 - (e) adult motion picture theater;
 - (f) adult theater;
 - (g) massage parlor;
 - (h) sexual encounter establishment;
 - (i) escort agency; or
 - (j) nude or semi-nude model studio.
- (2) This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.
- (3) The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)
- p. Schools, workshops, training centers for developmentally disabled persons. (Added in August 2002)
- q. Banks and financial institutions (Added August 22, 2005)
- r. Driving through facilities accessory to any permitted or special use. (Added August 22, 2005)
- s. School or training course for dog trainers. (Added in September 12, 2005)



3. **Lot Size Requirements:**

| | | Minimum Lot Area | Minimum Lot Width |
|----|----------------------------------|-----------------------------|------------------------------|
| a. | Permitted Uses: | 2 Acres | 150 feet |
| b. | Special Uses: | | |
| | (1) All uses except PUDs | 2 Acres | 150 feet |
| | (2) Planned Unit Developments | 18 Acres | As per PUD |

4. **Floor Area Ratio:**

Not to exceed 0.4.

5. **Building Height:**

Not more than 35 feet; except, in a planned unit development, building height shall be governed only by the application of the floor area ratio regulation, provided that a building or structure over 35 feet in height shall be not nearer to an exterior boundary of the planned unit development than two times the building height.

6. **Yard Requirements:**

| | | |
|----|---|---|
| a. | Permitted Uses: | |
| | (1) Front Yard: | 40 feet |
| | (2) Interior Side Yard | 20 feet |
| | (3) Corner Side Yard | 40 feet |
| | (4) Rear Yard | 40 feet |
| | (5) Yards Adjacent to Residential Districts | 50 feet or 150 feet as per Section X.C.9.b |

b. **Special Uses**

Yards shall be the same as for permitted uses, except in planned unit developments, yards as regulated above shall be required at the exterior boundaries of the planned unit development. Yards at other locations shall be a specifically approved. If such yards are not provided for by specific approval, they shall be as provided for in this district.”